

058.A

0001

0005.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

406,100 / 406,100

USE VALUE:

406,100 / 406,100

ASSESSED:

406,100 / 406,100



PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		FRAZER RD, ARLINGTON

OWNERSHIP

Unit #: 6

Owner 1: N & A FRAZER REALTY TR

Owner 2:

Owner 3:

Street 1: 30 CRESCENT HILL AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1953, having primarily Stucco Exterior and 1200 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6051																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	406,100			406,100		126839
							GIS Ref
							GIS Ref
							Insp Date
							10/16/18

PREVIOUS ASSESSMENT								Parcel ID	058.A-0001-0005.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	398,700	0	.	.	398,700	398,700	Year End Roll	12/18/2019
2019	102	FV	383,900	0	.	.	383,900	383,900	Year End Roll	1/3/2019
2018	102	FV	348,300	0	.	.	348,300	348,300	Year End Roll	12/20/2017
2017	102	FV	311,300	0	.	.	311,300	311,300	Year End Roll	1/3/2017
2016	102	FV	311,300	0	.	.	311,300	311,300	Year End	1/4/2016
2015	102	FV	295,100	0	.	.	295,100	295,100	Year End Roll	12/11/2014
2014	102	FV	280,300	0	.	.	280,300	280,300	Year End Roll	12/16/2013
2013	102	FV	280,300	0	.	.	280,300	280,300		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16343-564		8/1/1985			1	No	No	F

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
8/18/2003	695	Re-Roof	2,260					SPLIT W/10 CONDO U	10/16/2018	Measured	DGM	D Mann					
									8/24/2005	Info Fm Prmt	BR	B Rossignol					
									5/6/2000		197	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 8	- Condo TnHs.			Full Bath: 1	Rating: Average			Building Number 1.									
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:												
Foundation: 1	- Concrete			A 3QBth: 1	Rating:												
Frame: 1	- Wood			1/2 Bath: 0	Rating: Average												
Prime Wall: 6	- Stucco			A HBth: 1	Rating:												
Sec Wall: 1	%			OthrFix: 1	Rating:												
Roof Struct: 2	- Hip			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1									
Color: WHITE				A Kits: 1	Rating:												
View / Desir: N	- NONE			Fpl: 0	Rating: Average												
GENERAL INFORMATION				WSFlue: 1	Rating:												
Grade: C	- Average			CONDOS INFORMATION													
Year Blt: 1953	Eff Yr Blt:			Location: 1													
Alt LUC:	Alt %:			Total Units: 1													
Jurisdict:	Fact: .			Floor: 1 - 1st Floor													
Const Mod:				% Own: 10.50000000													
Lump Sum Adj:				Name: 36 - 6051													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: GD - Good	24. %												
Prim Int Wall: 2	- Plaster			Functional: 1	%												
Sec Int Wall: 1	%			Economic: 1	%												
Partition: T	- Typical			Special: 1	%												
Prim Floors: 4	- Carpet			Override: 1	%												
Sec Floors: 1	%			Total: 24.5	%												
Bsmt Flr:				CALC SUMMARY													
Subfloor:				Basic \$ / SQ: 245.00													
Bsmt Gar:				Size Adj.: 1.00000000													
Electric: 3	- Typical			Const Adj.: 0.98990101													
Insulation: 2	- Typical			Adj \$ / SQ: 242.526													
Int vs Ext: S				Other Features: 34920													
Heat Fuel: 3	- Electric			Grade Factor: 1.00													
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.64999998													
# Heat Sys:				NBHD Mod: 1.00													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 537819													
% Com Wall	% Sprinkled:			Depreciation: 131766													
MOBILE HOME				Depreciated Total: 406053													
Make: [] Model: [] Serial #: [] Year: [] Color: []				PARCEL ID 058.A-0001-0005.0													
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: [] Total Special Features: [] Total: []																	
IMAGE  AssessPro Patriot Properties, Inc																	